

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 18, 1969

Appeal Nos. 10036 and 10078-81 Raymond-David Construction, Inc.,
appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Messrs. Samuel Scrivener, Jr. and William S. Harps not voting, the following Amendment in the Order of the Board was entered at the meeting of January 21, 1970.

EFFECTIVE DATE OF AMENDMENT - Jan. 22, 1970

ORDERED:

That the Order in BZA Appeal No. 10036 and 10078-81, effective November 17, 1969, for variance from the side yard, floor area ratio, minimum lot area and width requirements of the R-2 District to permit row house development and variance of Section 7205 to permit parking less than 10 feet from building on vacant lots as follows, be granted as amended:

- [1] Westside of 400 block of 59th St., NE., lots 29,30,33035 and adjoining 5809 Eads St., NE., lots 21 and 22, Sq. 5263.
- [2] Vacant lot adjoining 262 - 56th St., NE., lots 18,56-58 and 60, Sq. 5248.
- [3] Square bounded by 57th Pl., 57th St., Blaine and Clay Sts., NE., lots 4,5,19,21,23, and 72, Square 5247.
- [4] Northside of 5600 block of Clay Pl., NE., lots 22-24,814 and 816, Sq. 5251.
- [5] Westside of 200 block of 56th Pl., NE., lots 13, 15,17,19, and 79, Sq. 5249.

That FINDINGS OF FACT No. 8 be added to read as follows:

"Appellant amends this appeal to request a variance of the lot occupancy requirements on Lot 22, Sq. 5263 for approximately 8 square feet."

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That the opinion of the Board be amended to read:

"Variance of the lot occupancy requirements on
lot 22, Sq. 5263 is granted for approximately
8 square feet."

This amendment does not alter any other terms in the Board's
Order effective November 17, 1969.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR
A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING
AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS
AMENDMENT.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 18, 1969

Appeals No. 10036 and 10078-81 Raymond David Construction, Inc.,
appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Messrs.
William S. Harps and William F. McIntosh not voting, the following
AMENDMENT in the Order of the Board was entered at the meeting of
September 9, 1970.

EFFECTIVE DATE OF AMENDMENT - Oct. 20, 1970

ORDERED:

That the appeal for variance from the side yard, floor area
ratio, minimum lot area and width requirements of the R-2 Dis-
trict to permit row house development and variance of Section
7205 to permit parking less than 10 feet from building on vacant
lots as follows:

- [1] Vacant lot adjoining 262 - 56th Street, NE., lots
18,56-58 and 60, Square 5248;
- [2] Square bounded by 57th Place, 57th Street, Blaine
and Clay Streets, NE., Lots 4,5,19,21,23 and 72,
Square 5247;
- [3] Northside of 5600 block of Clay Place, NE., Lots
22-24, 814 and 816, Square 5251;
- [4] Westside of 200 block of 56th Place, NE., lots 13,
13,17,19 and 79, Square 5249;
- [5] Westside of 400 block of 59th Street and adjoining
5809 Eads Street, NE., Lots 21,22,29,30,33,34,35,
Square 5263,

Be amended by changing the following:

1. Appellant will rearrange his parking as shown on
BZA Exhibit No. 14a.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

PATRICK E. KELLY, Secretary of the Board

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 18, 1969

Appeal No. 10078 - Raymond-David Construction, Inc., appellant.
10081 and 10036

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with William F. McIntosh dissenting, the following Order of the Board was entered at the meeting of June 24, 1969.

EFFECTIVE DATE OF ORDER - Nov. 17, 1969

ORDERED:

That the appeal for variance from the side yard, floor area ratio, minimum lot area and width requirements of the R-2 District to permit row house development and variance of Section 7205 to permit parking less than 10 feet from building on vacant lots as follows, be granted:

- [1] Vacant lot adjoining 262 - 56th Street, NE., lots 18,56-58 and 60, Square 5248.
- [2] Square bounded by 57th Place, 57th Street, Blaine and Clay Streets, NE., lots 4,5,19,21,23 and 72, Square 5247.
- [3] Northside of 5600 block of Clay Place, NE., lots 22-24,814 and 816, Square 5251.
- [4] Westside of 200 block of 56th Place, NE., lots 13, 15,17,19, and 79, Square 5249.

FINDINGS OF FACT:

1. The subject properties are located in an R-2 District.
2. Appellant has acquired numerous lots throughout this general area for the purpose of providing for low to medium income families. All lots were created by subdivision prior to May 12, 1958, the date of enactment of the current Zoning Regulations.
3. Most of the lots are twenty (20) feet in width and a depth of 100 feet. Appellant proposed to erect single-family row dwellings.

4. Minimum lot dimensions for dwellings in the R-2 District are 3,000 square feet in lot area and 30 feet in width.

5. Additionally, appellant alleges that the unusual topography and size of the lots will not permit parking to the rear of the proposed dwellings. It is proposed to provide parking in front and within ten (10) feet of the dwelling on each lot.

6. Appellant amends this appeal to include BZA Appeal No. 10036 which requests for variances from the side yard, rear yard, floor area ratio, minimum lot area and width requirements of the R-2 District and from Section 7205 to locate parking in front of and less than 10 feet of residence at westside of 400 block of 59th Street, NE., lots 29,30, 33-35 and adjoining 5809 Eads Street, NE., lots 21 and 22, Square 5263, inasmuch as the facts are the same.

7. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

Appeal No. 10036 is incorporated and made part of this appeal. We conclude that the facts are the same as in this present appeal.

We are of the opinion that the appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that failure to grant the relief requested will prevent a reasonable use of the property. The granting of this appeal will not adversely affect the use of neighboring property nor impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Although appellants lots deviate from the requirements for lots in the R-2 District, the Board concludes that this granting of this appeal is not inconsistent with other existing improved lots in the area as indicated on the Baist Atlas.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



CHARLES E. MORGAN
Secretary of the Board